

City Council
Atlanta, Georgia

06-0-0035

AN ORDINANCE
BY: ZONING COMMITTEE



Z-05-121

Date Filed: 11-08-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **574-576 Marietta Street, N.W.**, be changed from property from I-1 (Light Industrial) District to the C-3 (Commercial Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being . Land Lot 82, 14th District. Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT " A "

All tract or parcel of land Lying and being in Land Lot 82 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Begin at a point on the West side of Marietta Street at the South line of the property now or formerly owned by Mrs. Lacey D. Bryant, thence in a Westerly direction perpendicular with Marietta Street and along the southern line of said Bryant property a distance of 20 feet, more or less, to the right of way of Western and Atlantic Railway, thence in a Southerly direction along the right-of-way of said Western and Atlantic Railway a distance of sixty (60) feet to the North line of the property now or formerly owned by William J. Davis, thence in an Easterly direction along the Northern line of said Davis property a distance of twenty (20) feet, more or less, to a point of the West side of Marietta Street, thence in a Northerly direction along the Western side of said Marietta Street a distance of sixty (60) feet to a point on the South line of the property of said Lacey D. Bryant at the point of beginning. The same being known as No. 574-576 Marietta Street, according to the present system of numbering houses in the City of Atlanta; being the same property conveyed in Warranty Deed from Mrs. Bertha Aglin to Mrs. Cora D. Loeb, as recorded in Deed Book 2437, Page 299, in the Clerk's office of the Superior Court, Fulton County, Georgia records.

